



J. Shane Givens, LLC
 Attorney at Law
 296 East Main Street
 Centre, Alabama 35960
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Bill To:
 North American Land Trust
 c/o Scott Smith
 McRae, Stegall, Peek, Harman, Smith & Manning, LLP
 P.O. Box 29
 Rome, GA 30162

Date: 10/16/2014
 Inv. # 04320

Regarding: REAL-North American Land Trust
 File No.: 14-0679
 Service Type: Title Update & Opinion Letter

Services Rendered

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Rate</u>	<u>Charges</u>
10/16/2014	SG	Abstract/Title Search Update	\$100.00	\$100.00
10/16/2014	SG	Preparation of Title Opinion Letter	\$75.00	\$75.00
			Total Fees	\$175.00
Total New Charges				\$175.00
Previous Balance				\$0.00
Balance Due				\$175.00

Please remit payment within 30 days of Invoice Date. If you have any questions regarding this invoice, please contact our office at (256) 927-7490. Thank you for your business!!

JSG

**J. SHANE GIVENS
SUMMER L. MCWHORTER**
— ATTORNEY AT LAW —

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October 16, 2014

North American Land Trust
c/o Scott Smith
McRae, Stegall, Peek, Harman, Smith and Manning, LLP
P.O. Box 29
Rome, GA 30162

RE: Real property vested in the name of Ridgeline North, LLC
Cherokee County, Alabama
Updated information from Owner's Title Policy OP491243
Our File #: 14-0679

TITLE OPINION LETTER

This is to certify that I have this day made a careful examination of that certain title, and extending back to July 30, 2014 and covering public records which pertain to the surface estate of that certain land and property lying and being situated in Cherokee County, Alabama and being more particularly described as follows:

A tract of land lying and being in a portion of Sections 5, and 6, Township 10 South, Range 8 East, Cherokee County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 5; Thence, S00°52'54"E 1695.63 feet; Thence, N73°31'31"W 1050.74 feet; Thence, S00°59'57"E 943.64 feet; Thence, S89°19'08"W 3107.89 feet; Thence, S00°43'54"W 315.94 feet; Thence, S88°33'01"W 2453.02 feet; Thence, N01°31'28"W 1293.16 feet; Thence, N90°00'00"W 1351.26 feet; Thence, N00°48'50"W 1380.32 feet; Thence, N89°52'08"E 2676.52 feet; Thence, N89°28'50"E 2625.58 feet; Thence, N88°50'42"E 2632.81 feet, to the Point of Beginning of the herein described parcel. (containing 393.49 acres more or less)

Together with all those same certain easements conveyed to Rock City Properties, LLC and Etowah County Properties, LLC, both Georgia limited liability companies as set forth in the certain Grant of Nonexclusive Easement for Ingress and Egress as recorded in Instrument Number 179474 in Cherokee County, Alabama including an easement for ingress and egress across the Property described in said Instrument.

The above described lands are conveyed subject to the following easements:

1. Easement granted by Rock City Properties, LLC to the Public Parks Board of Cherokee County, Alabama, Inc. as recorded at Instrument Number 180521 in Probate Office of Cherokee County, Alabama.

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Real property vested in the name of Ridgeline North, LLC
Cherokee County, Alabama
Updated information from Owner's Title Policy OP491243
Our File #: 14-0679

LESS AND EXCEPT:

There is hereby excepted any portion of the lands contained in the conveyance from Rock City Properties, LLC to Public Parks and Recreation Board of Cherokee County, Alabama as recorded Instrument Number 174854 which may be contained in the above described tract of land.

Upon said examination, it is my opinion that on this date, fee simple title to the above property is vested in Ridgeline North, LLC.

Taxes for the above described property are due and payable in accordance with the following information:

Parcel 13-05-03-05-0-000-009.000	Due in the amount of \$1659.98
Parcel 13-15-03-05-0-000-009.003	Due in the amount of \$167.44
Parcel 13-15-03-05-0-000-009.004	Due in the amount of \$1.71
Parcel 13-15-03-06-0-000-009.000	Due in the amount of \$479.24
Parcel 13-15-03-06-0-000-009.001	Due in the amount of \$239.20

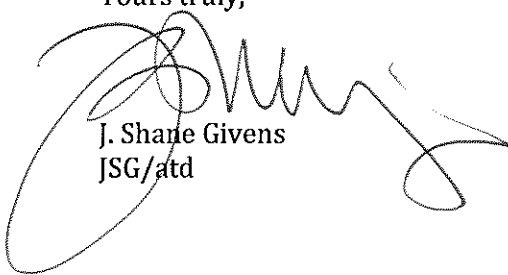
There are no outstanding mortgages. There are no outstanding liens.

Since the date of the title policy referenced above, the following documents have been recorded:

- 1.) Termination and Release of Lease and Memorandum of Lease was recorded on August 4, 2014 at Instrument Number 184936 to terminate the Memorandum of Lease and Easement Agreement recorded at Instrument Number 175404, both of record in the Probate Office of Cherokee County, Alabama. See attached copy of said termination.
- 2.) Termination and Release of Easement Agreement for Access and Transmission Facilities was recorded on August 4, 2014 at Instrument Number 184937 to terminate the Easement Agreement for Access and Transmission Facilities agreement recorded at Instrument Number 181725, both of record in the Probate Office of Cherokee County, Alabama. See attached copy of said termination.

The liability of this report is limited to the consideration paid for said report. If you need anything further, please contact my office at the number listed above.

Yours truly,


J. Shane Givens
JSG/atd

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Noccalula Wind I, LLC
1802 Lavaca St., Suite 200
Austin, Texas 78701

State of Alabama, Cherokee County
J. Kirk Day, Judge of Probate
Filed/cert. 8/ 4/2014 3:25 PM
TOTAL \$ 17.00
Page 1 of 4

0184936



(Space Above for Recorder's Use)

Termination and Release of Lease and Memorandum of Lease

Effective Date: July 9, 2014

Lease and Memorandum: Rock City Properties, LLC, a Georgia limited liability company having an address of P.O. Box 2579, Rome, Georgia 30165 ("Owner"), and Noccalula Wind I, LLC, an Alabama limited liability company having an address of 1802 Lavaca Street, Suite 200, Austin, Texas 78701 ("Tenant"), did enter into that certain Wind Energy Lease and Easement Agreement and Memorandum of Lease and Easement Agreement dated July 12, 2012 (collectively the "Agreement"), which was recorded in the real property records of Cherokee County, Alabama as Instrument Number 175404, which affects the real property located in Cherokee County, Alabama, as more particularly described in Schedule 1 attached hereto and made a part of this Termination and Release of Lease and Memorandum of Lease (the "Property").

WHEREAS, pursuant to Tenant's rights under the Agreement, Tenant has elected to terminate the Agreement;

NOW, THEREFORE, in accordance with the terms of the Agreement, Tenant declares the following:

1. The Agreement is terminated as of the Effective Date. Tenant is hereby releasing all of its right, title and interest in the Property, and has no remaining interest in the Property as of the Effective Date;
2. Tenant shall record this instrument in the official real property records of Cherokee County, Alabama.

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Executed to be effective as of the Effective Date.

TENANT:
NOCCALULA WIND I, LLC

By: *Andrew Bowman*

Name: Andrew Bowman

Title: President

STATE OF TEXAS

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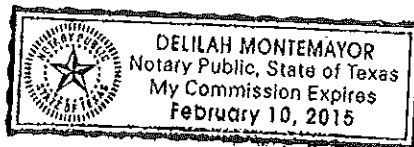
COUNTY OF TRAVIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Bowman, whose name as President of Noccalula Wind I, LLC is signed to the following instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he as such President, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 9th day of July, 2014.

Delilah Montemayor
Notary Public

My Commission Expires: Feb. 10, 2015



State of Alabama, Cherokee County
J. Kirk Day, Judge of Probate
Filed/cert. 8/4/2014 3:25 PM
TOTAL \$ 17.00
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Schedule 1 to Termination and Release of Lease and Memorandum of Lease

Legal Description of Property

The following 13 contiguous tracts, as may have been reduced in size by any partial releases, located in Cherokee County, Alabama, which are adjacent to Etowah County, Alabama and depicted in the image below, and are referenced by official Cherokee County Tax Parcel Number as of June 25, 2012, totaling approximately 1889 acres, as follows:

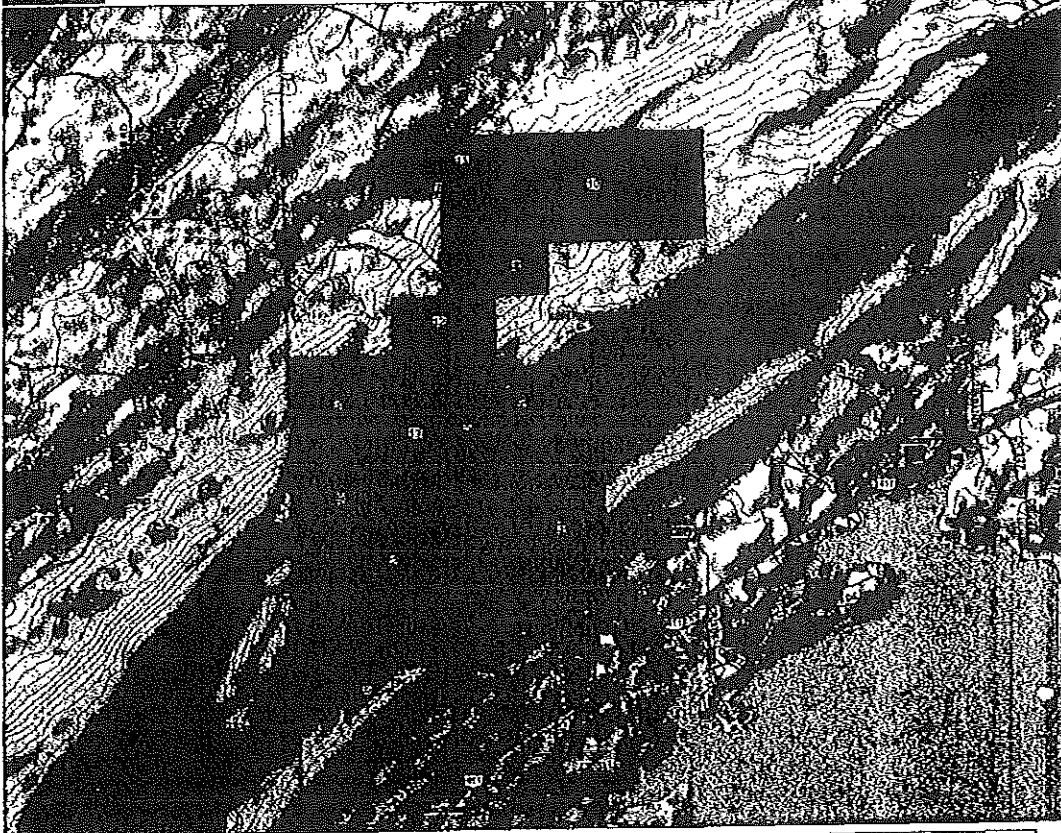
Parcel No.	PPIN	S-T-R	Approximate Acres
13 15 03 07 0 000 001.001	17238	07-10S-08E	160
13 15 04 18 0 000 001.000	17236	18-10S-08E	540
13 15 04 17 0 000 002.000	17226	17-10S-08E	242
13 15 03 08 0 000 002.000	17246	08-10S-08E	80
13 15 03 07 0 000 001.002	17240	07-10S-08E	40
13 15 04 19 0 000 005.000	17229	19-10S-08E	17
13 15 03 06 0 000 009.000	26469	06-10S-08E	80
13 15 03 08 0 000 002.002	46586	08-10S-08E	41
13 15 04 18 0 000 001.001	20536	18-10S-08E	90
13 15 03 05 0 000 009.000	46564	05-10S-08E	320
13 15 03 06 0 000 009.001	46572	06-10S-08E	40
13 15 03 07 0 000 001.000	46940	07-10S-08E	199
13 15 03 07 0 000 001.003	46575	07-10S-08E	40
			1889 (TOTAL)

State of Alabama, Cherokee County
 J. Kirk Day, Judge of Probate
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 TOTAL \$ 17.00
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D:\CR01

XMap07



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State of Alabama, Cherokee County
 J. Kirk Day, Judge of Probate
 Filed/cert. 8/ 4/2014 3:26 PM
 TOTAL \$ 17.00
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**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Noccalula Wind I, LLC
1802 Lavaca St., Suite 200
Austin, Texas 78701

State of Alabama, Cherokee County
J. Kirk Day, Judge of Probate
Filed/cert. 8/4/2014 3:26 PM
TOTAL \$ 20.00
Page 1 of 5

0184937



(Space Above for Recorder's Use)

**Termination and Release of Easement Agreement for
Access and Transmission Facilities**

Effective Date: July 28, 2014

Easement Agreement: Rock City Properties, LLC, having an address of P.O. Box 2579, Rome, GA 30164 ("Owner"), and Noccalula Wind I, LLC, an Alabama limited liability company having an address of 1802 Lavaca Street, Suite 200, Austin, Texas 78701 ("Grantee"), did enter into that certain Easement Agreement for Access and Transmission Facilities dated November 8, 2013, (the "Agreement"), which was recorded in the real property records of Cherokee County, Alabama as Instrument Number 181725, which affects the real property located in Cherokee County, Alabama, as more particularly described in Schedule 1 (the "Adjacent Property") and Schedule 2 (the "Easement Property") attached hereto and made a part of this Termination and Release of Easement Agreement for Access and Transmission Facilities (collectively, the "Property").

WHEREAS, pursuant to Grantee's rights under the Agreement, Grantee has elected to terminate the Agreement;

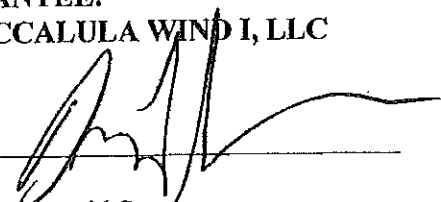
NOW, THEREFORE, in accordance with the terms of the Agreement, Grantee declares the following:

1. The Agreement is terminated as of the Effective Date. Grantee is hereby releasing all of its right, title and interest in the Property, and has no remaining interest in the Property as of the Effective Date;
2. Grantee shall record this instrument in the official real property records of Cherokee County, Alabama.

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Executed to be effective as of the Effective Date.

GRANTEE:
NOCCALULA WIND I, LLC

By: 

Name: David Savage

Title: Vice President

STATE OF TEXAS

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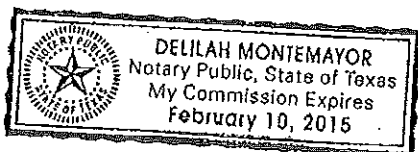
COUNTY OF TRAVIS

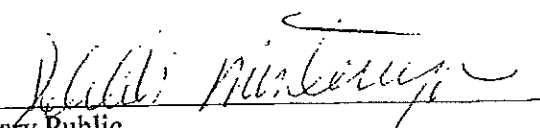
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Savage, whose name as Vice President of Nocalula Wind I, LLC is signed to the following instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he as such Vice President, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 28th day of July, 2014.




Notary Public

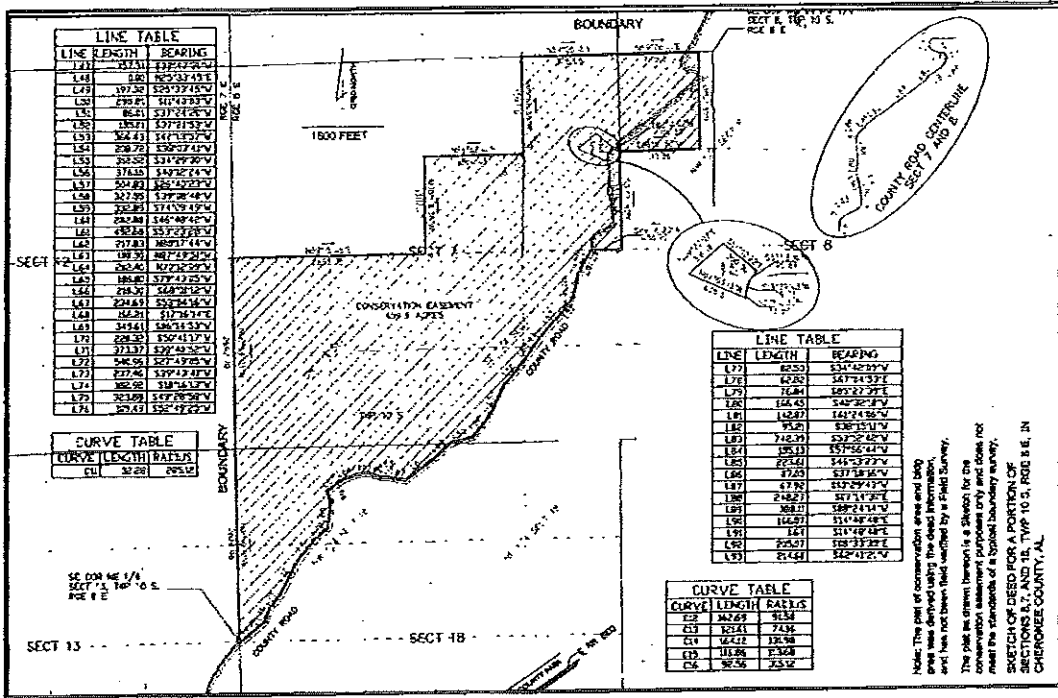
My Commission Expires: Feb. 10, 2015

State of Alabama, Cherokee County
J. Kirk Day, Judge of Probate
Filed/cert. 8/4/2014 3:26 PM
TOTAL \$ 20.00
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Schedule 1 to Termination and Release of Easement Agreement for Access and Transmission Facilities

OWNER'S UNDERLYING AND ADJACENT PROPERTY



0184937

State of Alabama, Cherokee County
 J. Kirk Dwy, Judge of Probate
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 TOTAL \$ 20.00
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LEGAL DESCRIPTION

A Tract of land lying and being in a portion of sections 7, 8, and 18, Twp 10 S, Rge 8 E, Cherokee County, Alabama, being more particularly described as follows;

Beginning at a Point that bears N01°19'12"W, 2.57' from the West corner of said section 18; said point lies on the North Right of Way line of a 60 foot County Right of Way;
 Thence, N01°19'12"W 2628.96 feet; Thence, N00°58'03"W 2592.79 feet;
 Thence, N89°15'46"E 2652.75 feet; Thence, N00°50'36"W 1307.07 feet;
 Thence, N88°52'41"E 1364.45 feet; Thence, N00°50'36"W 1397.07 feet;
 Thence, N89°06'15"E 1326.46 feet; Thence continue, N89°06'15"E 1125.31 feet;
 Thence, S00°05'37"E 1313.62 feet; Thence, S88°51'50"W 1113.36 feet;
 Thence, S01°21'50"E 1325.30 feet; Thence, S89°16'20"W 438.90 feet, to a Point on the North Right of Way line of said 60 foot County Right of Way;

Thence, with the North Right of Way the following 31 Calls;

Thence along a curve to the right, having a radius of 285.12 feet, a chord bearing of S19°03'17"W. and a chord distance of 32.26' for an arc distance of 32.28 feet;
 Thence, S32°47'31"W 157.31 feet; Thence, N25°33'45"E 0.0005 feet;
 Thence, S25°33'45"W 197.32 feet; Thence, S11°43'03"W 298.81 feet;
 Thence, S 37°24'20"W 86.01 feet; Thence, S37°21'53"W 155.01 feet;

Schedule 1 (continued)

Thence, S42°13'57"W 366.43 feet; Thence, S38°03'41"W 208.72 feet;
Thence, S34°29'30"W 312.52 feet; Thence, S40°12'24"W 376.16 feet;
Thence, S26°40'23"W 504.83 feet; Thence, S39°08'40"W 327.55 feet;
Thence, S74°09'49"W 332.89 feet; Thence, S46°48'42"W 282.88 feet;
Thence, S53°23'28"W 492.68 feet; Thence, N80°17'44"W 217.83 feet;
Thence, N87°49'51"W 108.30 feet; Thence, N70°12'09"W 202.40 feet;
Thence, S79°43'05"W 186.00 feet; Thence, S68°01'12"W 218.30 feet;
Thence, S53°04'16"W 234.69 feet; Thence, S17°16'14"E 166.21 feet;
Thence, S06°14'53"W 349.61 feet; Thence, S50°41'17"W 220.32 feet;
Thence, S38°40'52"W 373.37 feet; Thence, S27°49'05"W 540.96 feet;
Thence, S39°43'41"W 237.46 feet; Thence, S18°16'13"W 182.92 feet;
Thence, S49°28'58"W 323.88 feet; Thence, S52°49'25"W 109.49 feet,
to the Point of beginning of the herein described Parcel. (containing 466.8 acres more or less)

State of Alabama, Cherokee County
J. Kirk Day, Judge of Probate
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TOTAL \$ 20.00
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LESS AND EXCEPT

The following described Cherokee County Road Right of Way in Section 7, and 8, Township 10 South, Range 8 East, Cherokee County, Alabama, being a strip of land 60 feet wide lying 30 feet on each side of the following described centerline;

Begin at a point that bears S89°06'15"W 357.15 feet from the NE Corner of the NW 1/4 of the NW 1/4 of said section 8;
Thence, S34°42'09"W 82.53 feet;
Thence along a curve to the left, having a radius of 91.58 feet, a chord bearing of S16°11'22"E. and a chord distance of 142.12 feet, for an arc distance of 162.69 feet;
Thence, S67°04'53"E 62.82 feet; Thence, S85°27'39"E 76.84 feet;
Thence along a curve to the right, having a radius of 74.16 feet, a chord bearing of S29°18'06"E, and a chord distance of 108.44 feet, for an arc distance of 121.61 feet;
Thence, S40°32'10"W 166.45 feet; Thence, S61°24'06"W 142.07 feet;
Thence, S38°15'11"W 95.21 feet; Thence, S53°12'42"W 742.39 feet;
Thence, S57°56'44"W 155.13 feet; Thence, S46°13'23"W 223.61 feet;
Thence, S37°18'16"W 87.03 feet; Thence, S13°29'43"W 67.92 feet;
Thence, S07°14'30"E 248.27 feet; Thence, S08°24'14"W 188.11 feet;
Thence, S14°48'48"E 166.07 feet; Thence, S14°48'48"E 1.64 feet;
Thence, S08°33'35"E 205.07 feet;
Thence along a curve to the right, having a radius of 131.98 feet, a chord bearing of S27°03'53"E. and a chord distance of 153.75 feet, for an arc distance of 164.12 feet;
Thence, S62°41'21"W 214.60 feet;
Thence along a curve to the left, having a radius of 113.68 feet, a chord bearing of S19°24'08"W. and a chord distance of 111.79 feet, for an arc distance of 116.86 feet;
Thence along a curve to the right, having a radius of 315.12 feet, a chord bearing of S05°46'57"W. and a chord distance of 92.23 feet, for an arc distance of 92.56 feet, to the end of the herein described centerline. (containing 4.9 acres more or less)

Schedule 2 to Termination and Release of Easement Agreement for Access and Transmission Facilities

LEGAL DESCRIPTION OF EASEMENT PROPERTY

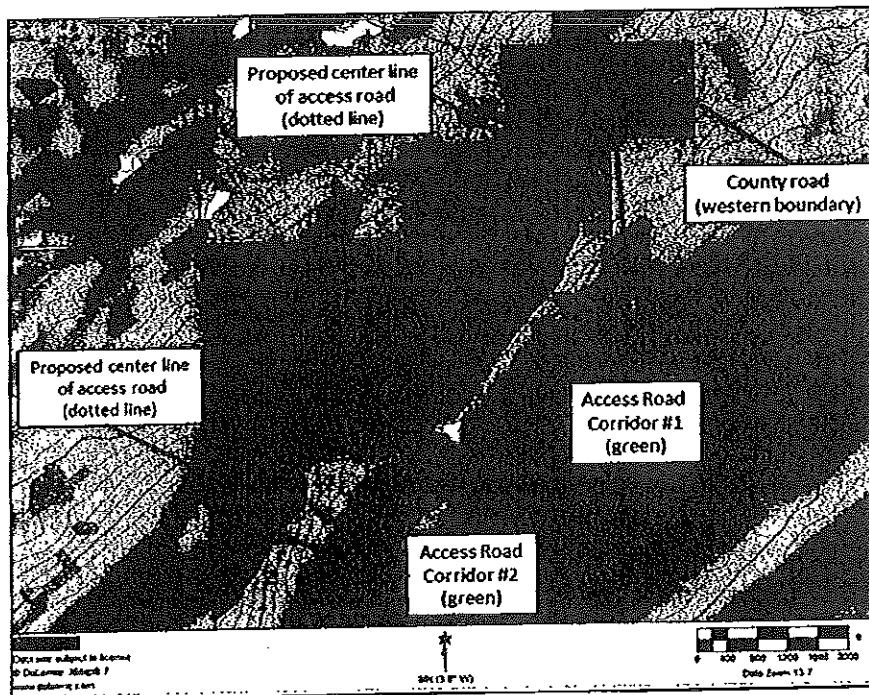
The Easement Property consists of the following lands, which are located in Cherokee County, Alabama, totaling approximately 59.94 acres, and within which two separate strips of land for Roadways and Transmission Facilities will be located, as depicted in the map below.

Access Road Corridor #1

Containing an area of land that extends 200 feet west and varying distances east (until reaching the western boundary line of the adjacent existing county road) from the center line of a proposed 100 foot-wide road, which center line begins at a point approximately 630 feet west of the northeast corner of the Property as described and depicted in Exhibit A, and further depicted below, and meanders in a southwesterly direction until reaching a point in the western boundary of the existing county road in the eastern portion the Property, all as depicted in the map below.

Access Road Corridor #2

Containing an area of land that extends 100 feet north and 100 feet south from the center line of an existing road, which center line begins at a point along the western boundary of the adjacent existing county road along the southern boundary of the Property, as described and depicted in Exhibit A, and further depicted below, and meanders in a westerly direction until reaching a point in the southwestern portion and western boundary of the Property, all as depicted in the map below.



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State of Alabama, Cherokee County
J. Kirk Day, Judge of Probate
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